

042.0

Map

0004

Block

0016.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 640,200 /

USE VALUE: 640,200 /

ASSESSed: 640,200 /

Total Card /

Total Parcel

640,200

640,200

640,200

PROPERTY LOCATION

No

Alt No

Direction/Street/City

39

FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEON MIKAELLE--ETAL

Owner 2: LEON JEAN FELIX

Owner 3:

Street 1: 39 FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,632 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

3632

Sq. Ft.

Site

0

80.

1.46

1

423,169

423,200

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

3632.000

217,000

423,200

640,200

Total Card

0.083

217,000

423,200

640,200

Total Parcel

0.083

217,000

423,200

640,200

Source: Market Adj Cost

Total Value per SQ unit /Card: 412.37

/Parcel: 412.3

Legal Description

User Acct

29196

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

042.0-0004-0016.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

101

FV

217,000

0

3,632.

423,200

640,200

640,200

Year End Roll

12/18/2019

2019

101

FV

193,200

0

3,632.

449,600

642,800

642,800

Year End Roll

1/3/2019

2018

101

FV

193,200

0

3,632.

328,000

521,200

521,200

Year End Roll

12/20/2017

2017

101

FV

193,200

0

3,632.

285,600

478,800

478,800

Year End Roll

1/3/2017

2016

101

FV

193,200

0

3,632.

243,300

436,500

436,500

Year End

1/4/2016

2015

101

FV

182,300

0

3,632.

238,000

420,300

420,300

Year End Roll

12/11/2014

2014

101

FV

182,300

0

3,632.

195,700

378,000

378,000

Year End Roll

12/16/2013

2013

101

FV

182,300

0

3,632.

186,200

368,500

368,500

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

LYNCH ANTHONY -

22552-473

10/29/1992

147,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

11/10/2018

MEAS&NOTICE

HS

Hanne S

1/7/2009

Meas/Inspect

345

PATRIOT

3/1/2000

Meas/Inspect

268

PATRIOT

11/1/1981

CM

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

